

308 WEST MAPLE AVENUE
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GARRARD COUNTY

Garrard County, Kentucky Local Incentives Package for the Garrard Industrial Park

- ✓ **LEASE OR OWN OPTION ON SPEC BUILDING:** 31,875 sq. ft. Spec Building owned by the Garrard Industrial Authority
- ✓ **FREE LAND:** 5 acres (2.023 hectares) of land included with the building. Additional 8 acres (3.238 hectares) of land also available in the Garrard Industrial Park
- ✓ **FREE PARKING LOT PREP:** Free parking lot and land preparation provided by the Garrard County Road Department
- ✓ **TAX FREE MATERIAL:** Tax free purchase of bulk rock and asphalt for the parking lot courtesy of the Garrard County Fiscal Court
- ✓ **BUILDING EXPANSION AND GROWTH OPTIONS:** 31,875 sq. ft. building can be easily expanded to 40,000 sq. ft. on one level or more than 60,000 sq. ft. with construction of 2nd floor
- ✓ **QUALITY FIBER LINES:** OC3/OC12 Fiber Lines in the Garrard Industrial Park through Windstream and Time Warner
- ✓ **LOWEST TAXES:** Limited taxes in Garrard County with a simple 1% occupational and 1% net profits tax
- ✓ **LOCAL INCENTIVES:** Garrard County government tax rebate incentives offered for businesses creating 200 or more jobs
- ✓ **NO "RED TAPE":** Elimination of "red-tape bureaucracy" through local government
- ✓ **MAXIMUM KENTUCKY INCENTIVES:** Access to maximum Kentucky state incentives through investment in the Garrard County Industrial Park
- ✓ **GARRARD "ENHANCED" COUNTY:** Garrard County is an "enhanced" county meaning companies investing in Garrard County would receive 15 years of Kentucky state incentives versus only 10 years of incentives in a "non-enhanced" county
- ✓ **EASY ACCESS:** New Highway 52 four-lane bypass to be constructed west of the Garrard Industrial Park for easy travel
- ✓ **PLENTIFUL WORKFORCE:** Educated, talented and skilled labor force with thousands of available employees
- ✓ **EDUCATION PARTNERSHIPS:** Partnerships available with the Lancaster Higher Education Center located two minutes from the Garrard Industrial Park: Joint college education and workforce training through Eastern Kentucky University and Bluegrass Community and Technical College
- ✓ **EXPERIENCED LEADERSHIP SUPPORT:** Garrard Economic Development team includes: U.S. Senator Mitch McConnell, U.S. Senator Jim Bunning, U.S. Congressman Ben Chandler, Governor Steve Beshear, Kentucky State Representative Lonnie Napier, Kentucky State Senator Tom Buford, Garrard County Judge/Executive John Wilson, Lancaster Mayor Don Rinthen, the Garrard County Industrial Authority, the Garrard County Chamber of Commerce and Garrard County Economic Development Director Nathan Mick. Focused on meeting the needs of businesses in Garrard County and helping you succeed.